

SAUGUS COMMUNITY FORUM May 8, 2013	
Summary of Issues and Ideas/Responses	
Question by the Saugus Mills Working Group	Public Response
Are the mills worth preserving?	<p>The mills are unique to Saugus.</p> <p>They have national significance, and are located near the Iron Works.</p> <p>They have historic significance.</p> <p>They are near the pond and the river-a serene setting.</p> <p>This is an opportunity to recycle buildings and keep the area green.</p> <p>When they are "cleaned up" they will add value to town</p>
Questions from the Public	Working Group Response
How would the Overlay affect 100 year flood plain?	All applicable regulations (Federal, State and local) must be followed for any development.
What is the impact of the Overlay on grants?	The Overlay Design Criteria specifying riverfront access may assist with obtaining grants.
What is the impact on the Elm Street Bridge?	Improvements to the culvert under the Elm St. Bridge will not be impacted, regardless of the zoning.
How does the Overlay deal with parking?	Parking requirements are included in the Overlay
What about walking paths/Bike paths?	Riverfront access and connectivity are encouraged in Design Criteria used in the Review process
Will development be energy efficient?	The Overlay by-law specifies that development consider energy efficient design that exceeds the requirements of the State Building code.
What about the heat island effect?	The Overlay encourages green site plan techniques.
Is there a new Street proposed parallel to Saville Street?	No, there has not been any new street proposed. Clearing of trees and brush was done by the Town of Saugus to access a sewer line that runs parallel to Saville St. on the vacant town-owned and privately owned land.
What can be done about dead trees on private property?	Property owners are reviewing this issue.
<p>What might be destroyed during the process of applying the Overlay?</p> <p>Could both sides of the river be developed under the Overlay?</p>	<p>The Overlay specifies that only residential development will be Allowed in the vacant land between the River and Saville St. Currently, the land is zoned for industrial uses (I-2).</p> <p>Also, mill reuse may result in some small businesses and uses that have fewer potential impacts on residential abutters than industrial uses.</p>

Questions from the Public	Working Group Response
How will the Overlay affect taxes?	Taxes are based on the use of a property. The Overlay allows residential uses, which are not currently allowed. The goal is to keep properties on the tax rolls by promoting and retaining higher and better uses so the mills do not become vacant. It is anticipated that restoring the mills will have a positive effect on local property values.
What about traffic?	An increase in traffic is possible under existing zoning, depending on the uses. The Overlay includes green criteria for bicycle and pedestrian access to reduce auto trips. Also, bus service (MBTA route 430) is available on Central Street.
Impacts on sewerage?	The amount of new sewerage will depend on the uses. For example, residences require more capacity than office uses. Industrial uses are variable, depending on what the specific use is. There is capacity in the Saugus system.
Is Low Income Housing an option here?	Residential projects would be required to follow the Saugus Inclusionary Housing By-law.
Are there restrictions near the River if the Overlay is used?	The State Rivers Protection Act applies to all development within 200 feet of the River, whether or not the Overlay zoning is used.
Recent study indicates smelts lay eggs in this part of the River.	Redeveloping the sites would provide better treatment for storm water runoff entering the River. All State and local environmental laws will be followed.
How will the river buffer zone be protected?	The Saugus Conservation Commission will review any projects that impact the buffer zone. This is the identical process that is followed now, without the Overlay.
What ensures that environmental regulations will be followed? Put this language in the By-law.	A sentence is added to reinforce that all other applicable regulations must be followed. Federal and State environmental laws supersede local zoning.
What is a special permit?	This is a procedure required by State Law to enable a community's zoning to be fair and flexible. Certain uses are designated in the zoning bylaw as allowed by special permit. These uses may or may not be granted by the Planning Board or the Board of Selectmen depending on the specifics of the development. A public hearing with notice is always held by the Board before deciding whether or not to grant a special permit.
Have bore tests been done? (Possible chemical contamination of the sites)	Not that we are aware of. Mass General Law Chapter 21E governs these issues.

Questions from the Public	Working Group Response
What do the mill owners think of this Overlay?	One owner wishes to continue with existing industrial use; One sees possibilities for new development, using the Overlay. All three owners believe this is a beneficial by-law that will assist in preserving the historic mills.
What can go in the I-2 (dark purple) area of the map?	Currently, a range of industrial and commercial uses. Under the proposed Overlay, only residential uses would be Allowed.
What will come down? How will it be beautified? Late by 55 years.	A mandatory review by the Saugus Historical Commission is required by the Overlay. There are also Design Guidelines to be used during Site Plan Review that will help to “beautify” the mills.
What funding could help these projects?	Historic tax credits and various state grant programs may be available.
Research High Technology	High technology uses are available through a Special Permit process.
Preserve the path beside ironworks?	Yes
Is underground parking feasible?	This would depend on the site.
Did the Working Group include a member from Precinct 7?	As a result of the Forum, members of Precinct 7 are now participating.
Comments	
Our issues have been ignored.	
Excited about the project.	
Use green development ideas-encourage river walk access. Look to highest ground for development.	
The mills are great structures, unique to Saugus.	
Public Comments Received after the Forum	Working Group Response
I question the viability of new retail space in a crowded and out of the way area. I believe the proposed development would have a negative impact on the surrounding neighborhoods without providing enough positive results to outweigh it.	<p>Current zoning allows retail development in all but one parcel in the affected area. In fact, four parcels on the corner of Appleton and Central that are currently residences are zone B1 or neighborhood business.</p> <p>If a property owner opts for the Overlay, less commercial uses than are currently allowed can take place. For example, automotive and transportation related activities would not be allowed which is currently not the case.</p> <p>The only way to effectively deny owners of land property/development rights would be through a “taking” or eminent domain proceedings.</p>

	<p>Viability of retail space is market driven and a function of factors that are largely beyond the control of government</p>
<p>I am upset about the possible destruction of the glorious woods abutting my back yard. I will be grateful for whatever you can do to stop the destruction of God's gift to me and my neighbors.</p>	<p>The Town of Saugus owns a 32,000 sf parcel south of Elm Street (Parcel F-10-2-18). There are no plans to alter this parcel in any way.</p> <p>The revised draft now includes language that will guide permit granting boards to evaluate any proposal from the perspective of "protecting or enhancing adjacent buffer zones and natural resource areas including areas next to the Saugus River."</p> <p>Ultimately, the only way to protect land from any development is to take it by "eminent domain" proceedings, something that is not contemplated within this proposal</p>
<p>We could enhance the river frontage not with the development of the riverbank and bridges over the river but by restoration of the natural landscape and riverbank area.</p>	<p>See above response.</p> <p>We have also added a new "criteria" under Special Permit Criteria which reads as follows: "Extent to which the project promotes sustainable building and site design."</p> <p>The site review process and the review by the Saugus Conservation Commission as well as the application of "special conditions" allowed for under the Saugus Conservation by law allow opportunity to do these things.</p>
<p>I would suggest implementing a Trolley service for visitors to this site and other sites.</p>	<p>The 430 MBTA bus route already exists in this area. It includes Central Street, Appleton, Summer, Main and Saugus Center.</p> <p>A Trolley Service would likely be viable as part of a more regional approach to tourism and economic development.</p>